

**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**  
**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE, relating to land use and zoning, amending the Seattle Comprehensive Plan to reflect changes needed as part of the periodic review and to incorporate changes proposed as part of the 2014-2015 Comprehensive Plan annual amendment process and amending Section 23.52.004 of the Seattle Municipal Code.

..body

WHEREAS, the City of Seattle adopted a Comprehensive Plan through Ordinance 117221 in 1994; and

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (“GMA”), requires that Seattle complete a periodic review and, if needed, an update of its Comprehensive Plan (hereinafter, “periodic update”) on a periodic basis; and

WHEREAS, in cooperation with King County, other cities in King County and the Growth Management Planning Council, the City of Seattle has established new estimates for the amount of growth over the next 20 years (2015-2035) that must be addressed in the City of Seattle’s Comprehensive Plan; and

WHEREAS, in 2014 the Department of Planning and Development issued a “Development Capacity” report which recognized that under the existing zoning, the City of Seattle could accommodate all of its share of projected population and job growth through 2035; and

WHEREAS, the City of Seattle has reviewed the GMA and has identified that as part of the periodic update, the amendments included in the proposed legislation should, among other things: accept the new growth targets for households and jobs for the period from 2015 through 2035; update the elements and technical appendices to reflect the additional

1 growth in the 2015-2035 planning horizon; and review existing critical areas policies in  
2 light of best available science; and

3 WHEREAS, in reviewing and developing policies to protect the functions and values of critical  
4 areas as part of this periodic review, the City has included the best available science; and

5 WHEREAS, in addition, as part of this periodic review, several code amendments were  
6 identified as necessary to comport with Comprehensive Plan policy changes and are  
7 proposed as part of this bill; and

8 WHEREAS, the GMA authorizes annual amendments to the City's Comprehensive Plan; and

9 WHEREAS, the City Council adopted procedures in Resolution 31117 that were amended most  
10 recently by Resolution 31402, for the annual amendment process to amend the  
11 Comprehensive Plan; and

12 WHEREAS, the adopted procedures provide the process for interested citizens to propose annual  
13 amendments for consideration by the City Council; and

14 WHEREAS, various parties proposed amendments for consideration during the 2014-2015  
15 annual amendment process; and

16 WHEREAS, the Council's Planning, Land Use and Sustainability Committee held a public  
17 hearing on July 15, 2014, to take public testimony on the amendments proposed for  
18 consideration; and

19 WHEREAS, on August 13, 2014 the City Council considered these proposed Comprehensive  
20 Plan amendments and adopted Council Resolution 31536 directing that City staff further  
21 review and analyze certain proposed amendments; and

22 WHEREAS, these proposed amendments have been reviewed and analyzed by the Department  
23 of Planning and Development and considered by the Council; and

1 WHEREAS, the amendments in this bill will be considered for adoption simultaneously in 2015  
2 with two separate but concurrent bills amending the Comprehensive Plan, the first is  
3 generally related to housing affordability and the second is generally related to  
4 neighborhood-specific policies in the University District; and

5 WHEREAS, the City has provided for public participation in the development and review of  
6 these proposed amendments and other changes to comply with the Growth Management  
7 Act, including requirements for early and continuous public participation in the  
8 development and amendment of the City's Comprehensive Plan; and

9 WHEREAS, the Council has reviewed and considered the Executive's report and  
10 recommendations, public testimony made at the public hearing(s), and other pertinent  
11 material regarding all of the proposed amendments; and

12 WHEREAS, the Council finds that the Comprehensive Plan and Code amendment to be adopted  
13 are consistent with the Growth Management Act, and will protect and promote the health,  
14 safety, and welfare of the general public; NOW, THEREFORE,

15 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

16 Section 1. The Seattle Comprehensive Plan and the Future Land Use Map (FLUM), as  
17 last amended by Ordinance 124750, are amended as follows:

18 A. FLUM: Central Area/23rd and Jackson-Union: Modify the FLUM to expand the  
19 boundary of the 23rd and Jackson Residential Urban Village and change the designation of an  
20 area from Single-Family to Commercial/Mixed Use as shown in Attachment 1-A; modify the  
21 FLUM to change the designation of an area within the Morgan Junction Residential Urban  
22 Village from Single-Family to Multi-Family, as shown in Attachment 1-B; and modify the  
23 FLUM to change the designation of an area within the North Neighborhoods (Lake City) Hub

1 Urban Village around NE 125th St. from Multi-Family to Commercial/Mixed Use, as shown in  
2 Attachment 1-C.

3 B. Update goals, policies, maps, figures and tables in the following: the Urban Villages  
4 Element and Appendix, as shown in Attachments 2 and 9, respectively; the Land Use Element  
5 and Appendix, as shown in Attachments 3 and 10, respectively; the Transportation Element and  
6 Appendix, as shown in Attachments 4 and 11, respectively; the Housing Element and Appendix,  
7 as shown in Attachments 5 and 12, respectively; the Economic Development Element and  
8 Appendix, as shown in Attachments 6 and 15, respectively; the Environmental Element, as  
9 shown in Attachment 8; the Capital Facilities Appendix, as shown in Attachment 13; and the  
10 Utilities Appendix, as shown in Attachment 14.

11 C. Neighborhood Planning Element: Update goals and policies in the Central Area / 23rd  
12 and Jackson-Union Neighborhood Plan, as shown in Attachment 7-A; update policies in the  
13 Morgan Junction Neighborhood Plan, as shown in Attachment 7-B; and update goals and  
14 policies in the North Neighborhoods (Lake City) Neighborhood Plan, as shown in Attachment 7-  
15 C.

16 Section 2. Section 23.52.004 of the Seattle Municipal Code, last amended by Ordinance  
17 117383, is amended as follows:

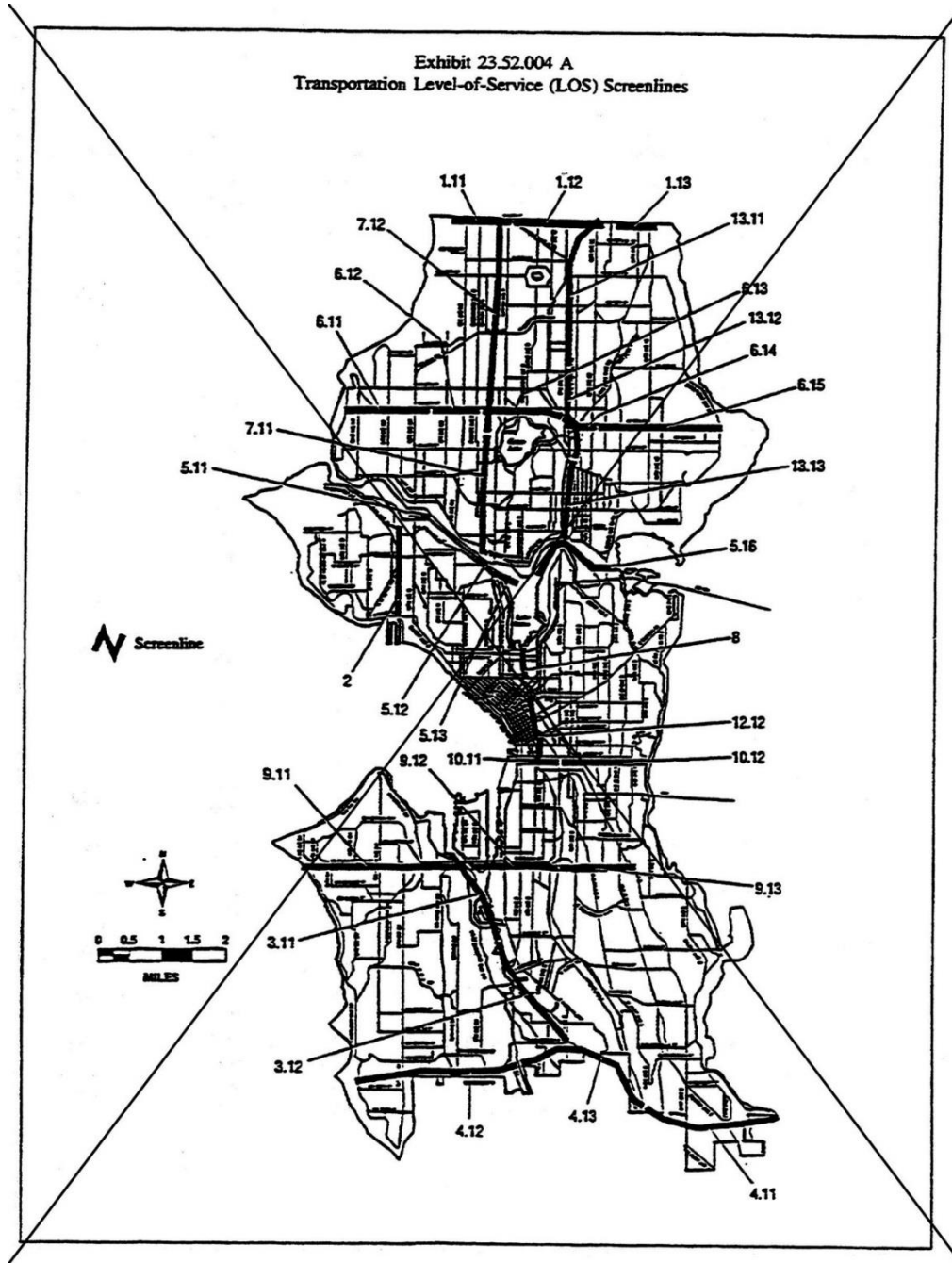
18 **23.52.004 Requirement to meet transportation concurrency level-of-service standards ((:))**

19 Unless exempt under Section 23.52.002, a proposed use or development must  
20 demonstrate that the traffic forecasted to be generated by the use or development will not cause  
21 the transportation concurrency level-of-service (LOS) at an applicable screenline, measured as  
22 the volume-to-capacity ratio (v/c), to exceed the LOS standard for that screenline. The v/c  
23 methodology is adopted by Director's Rule promulgated under the authority of the Director

1 of DPD. Screenlines are shown in (~~(Exhibit 23.52.004 A)~~) Map A for 23.52.004. LOS standards  
2 for those screenlines are shown in (~~(Exhibit 23.52.004 B)~~) Table A for 23.52.004. "Applicable  
3 screenlines" means up to four (~~((4))~~) of the screenlines shown in (~~(Exhibit 23.52.004 A)~~) Map A  
4 for 23.52.004 as specified for a particular proposed use or development by the Director.

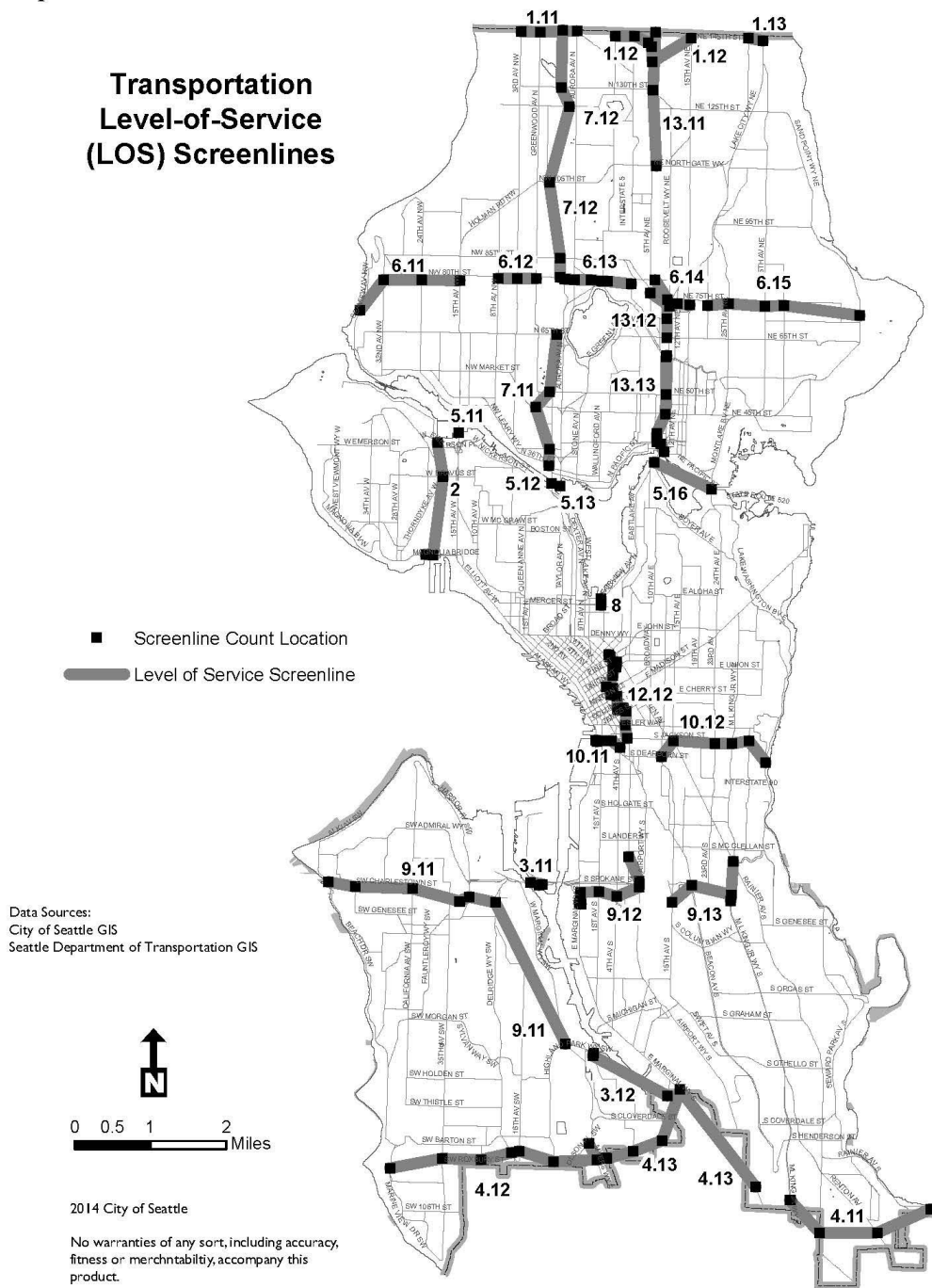
5 **Map A for 23.52.004**

6 **Transportation Level-of-Service (LOS) Screenlines**



**Map A for 23.52.004**

**Transportation  
 Level-of-Service  
 (LOS) Screenlines**



1

**((Exhibit 23.52.004 B)) Table A for 23.52.004  
 Transportation Level-of-Service (LOS) Standards**

Screenline Number	Screenline Location	((Segment)) <u>Span of Streets</u>	Direction	((1990 V/C Ratio))	LOS Standard
1.11	North City Limit	3rd Ave. NW to	NB	((0.88))	1.20
		Aurora Ave. N	SB	((0.47))	
1.12	North City Limit	Meridian Ave. N to	NB	((0.76))	1.20
		15th Ave. NE	SB	((0.31))	
1.13	North City Limit	30th Ave. NE to	NB	((0.99))	1.20
		Lake City Way NE	SB	((0.50))	
2	Magnolia		EB	((0.49))	1.00
			WB	((0.66))	
3.11	Duwamish River	West Seattle Fwy.	EB	((0.51))	1.20
		and Spokane St.	WB	((0.97))	
3.12	Duwamish River	1st Ave. S and	NB	((0.95))	1.20
		16th Ave. S	SB	((1.01))	
4.11	South City Limit	M.L. King Jr. Way	NB	((0.29))	1.00
		to Rainier Ave. S	SB	((0.53))	
4.12	South City Limit	Marine Dr. SW to	NB	((0.24))	1.00
		Meyers Way S	SB	((0.31))	
4.13	South City Limit	SR 99 to	NB	((0.41))	1.00
		Airport Way S	SB	((0.54))	
5.11	Ship Canal	Ballard Bridge	NB	((1.06))	1.20
			SB	((0.58))	



**((Exhibit 23.52.004 B)) Table A for 23.52.004  
 Transportation Level-of-Service (LOS) Standards**

<b>Screenline Number</b>	<b>Screenline Location</b>	<b>((Segment)) Span of Streets</b>	<b>Direction</b>	<b>((1990 V/C Ratio))</b>	<b>LOS Standard</b>
5.12	Ship Canal	Fremont Bridge	NB	((0.97))	1.20
			SB	((0.58))	
5.13	Ship Canal	Aurora Ave. N	NB	((0.96))	1.20
			SB	((0.58))	
5.16	Ship Canal	University and	NB	((0.97))	1.20
		Montlake Bridges	SB	((0.83))	
6.11	South of NW 80th St.	Seaview Ave. NW	NB	((0.41))	1.00
		to 15th Ave. NW	SB	((0.29))	
6.12	South of N(W) 80th St.	8th Ave. NW to	NB	((0.41))	1.00
		Greenwood Ave. N	SB	((0.20))	
6.13	South of N(E) 80th St.	Linden Ave. N to	NB	((0.51))	1.00
		1st Ave. NE	SB	((0.39))	
6.14	South of NE 80th St.	5th Ave. NE to	NB	((0.75))	1.00
		15th Ave. NE	SB	((0.60))	
6.15	South of NE 80th St.	20th Ave. NE to	NB	((0.49))	1.00
		Sand Point Way NE	SB	((0.26))	
7.11	West of Aurora Ave.	Fremont Pl. N to	EB	((0.39))	1.00
		N 65th St.	WB	((0.56))	

~~(Exhibit 23.52.004 B)~~ **Table A for 23.52.004**  
**Transportation Level-of-Service (LOS) Standards**

<b>Screenline Number</b>	<b>Screenline Location</b>	<b><del>(Segment)</del> Span of Streets</b>	<b>Direction</b>	<b><del>(1990 V/C Ratio)</del></b>	<b>LOS Standard</b>
7.12	West of Aurora Ave.	N 80th St. to	EB	<del>((0.41))</del>	1.00
		N 145th St.	WB	<del>((0.51))</del>	
8	South of Lake Union		EB	<del>((0.96))</del>	1.20
			WB	<del>((0.97))</del>	
9.11	South of Spokane St.	Beach Dr. SW to	NB	<del>((0.37))</del>	1.00
		W Marginal Way SW	SB	<del>((0.58))</del>	
9.12	South of Spokane St.	E Marginal Way S to	NB	<del>((0.34))</del>	1.00
		Airport Way S	SB	<del>((0.71))</del>	
9.13	South of Spokane St.	15th Ave. S to	NB	<del>((0.34))</del>	1.00
		Rainier Ave. S	SB	<del>((0.71))</del>	
10.11	South of S Jackson St.	Alaskan Way S to	NB	<del>((0.62))</del>	1.00
		4th Ave. S	SB	<del>((0.83))</del>	
10.12	South of S Jackson St.	12th Ave. S to	NB	<del>((0.37))</del>	1.00
		Lakeside Ave. S	SB	<del>((0.71))</del>	
12.12	East of CBD		EB	<del>((0.63))</del>	1.20
			WB	<del>((0.83))</del>	
13.11	East of 1-5	NE Northgate Way to	EB	<del>((0.72))</del>	1.00
		NE 145th St.	WB	<del>((0.53))</del>	

~~(Exhibit 23.52.004 B)~~ **Table A for 23.52.004**  
**Transportation Level-of-Service (LOS) Standards**

<b>Screenline Number</b>	<b>Screenline Location</b>	<del>((Segment))</del> <b>Span of Streets</b>	<b>Direction</b>	<del>((1990 V/C Ratio))</del>	<b>LOS Standard</b>
13.12	East of 1-5	NE 65th St. to	EB	<del>((0.44))</del>	1.00
		NE 80th St.	WB	<del>((0.47))</del>	
13.13	East of 1-5	NE Pacific St. to	EB	<del>((0.62))</del>	1.00
		NE Ravenna Blvd.	WB	<del>((0.76))</del>	

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Section 3. Legislative findings. The Seattle City Council makes the following legislative findings:

A. The State of Washington Growth Management Act, RCW 36.70A.130, requires that the City of Seattle conduct a periodic review and evaluation of its Comprehensive Plan and development regulations and to take action to revise that plan and regulations, as necessary, by June 2015; and

B. The City of Seattle engaged in a comprehensive review of its Comprehensive Plan and development regulations over the last [eighteen months. This ordinance constitutes the conclusion of the city's review process and it was completed in accordance with GMA update requirements, including RCW 36.70A.130

1           Section 4. The Council requests that the Department of Planning and Development or its  
2 successor department develop a proposal for Council consideration in 2016 that allocates a share  
3 of estimated residential and employment growth outside of urban centers to urban villages. The  
4 Council further requests that the alternative include policies or a narrative description of a work  
5 program to monitor how growth in urban centers and villages will be tracked in relation to  
6 existing and planned infrastructure.

7           Section 5. This ordinance shall take effect and be in force 30 days after its approval by  
8 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
9 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

10           Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2015, and  
11 signed by me in open session in authentication of its passage this  
12 \_\_\_\_ day of \_\_\_\_\_, 2015.

13  
14 \_\_\_\_\_  
15 President \_\_\_\_\_of the City Council

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17 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

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19 \_\_\_\_\_  
20 Edward B. Murray, Mayor

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22 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2015.  
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Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1-A: Current and proposed FLUM: Central Area/23rd Ave. S. @ S. Jackson-Union Residential Urban Village

Attachment 1-B: Current and proposed FLUM: Morgan Junction Residential Urban Village

Attachment 1-C: Current and proposed FLUM: North Neighborhoods (Lake City) Hub Urban Village

Attachment 2: Urban Village Element

Attachment 3: Land Use Element

Attachment 4: Transportation Element

Attachment 5: Housing Element

Attachment 6: Economic Development Element

Attachment 7-A: Neighborhood Planning Element: Central Area

Attachment 7-B: Neighborhood Planning Element: Morgan Junction

Attachment 7-C: Neighborhood Planning Element: North Neighborhoods (Lake City)

Attachment 8: Environment Element

Attachment 9: Urban Village Appendix

Attachment 10: Land Use Appendix

Attachment 11: Transportation Appendix

Attachment 12: Housing Appendix

- 1 Attachment 13: Capital Facilities Appendix
- 2 Attachment 14: Utilities Appendix
- 3 Attachment 15: Economic Development Appendix
- 4